

EXHIBIT 1

LEGAL DESCRIPTION

July 6, 2023

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF NORTHERLY RIGHT OF WAY LINE OF 8TH STREET (A 60 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (U.S. HIGHWAY NO. 17) HAVING A 100 FOOT RIGHT OF WAY; THENCE N05°18'18"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 70 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 17958 PAGE 1489 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N05°18'18"E, A DISTANCE OF 248 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 12726 PAGE 345, SAID PUBLIC RECORDS; THENCE S84°41'42"E, ALONG THE SOUTHERLY LINE IN SAID OFFICIAL RECORDS, A DISTANCE OF 100.43 FEET TO AN INTERSECTION WITH THE MOST WESTERLY LINE OF OFFICIAL RECORDS BOOK 15243 PAGE 2008, SAID PUBLIC RECORDS; THENCE S06°28'29"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 49.42 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS; THENCE S84°41'42"E, ALONG SAID LINE AND THE DIVIDING LINE BETWEEN LOTS 1 AND 2, BLOCK 52 AS RECORDED IN SAID PLAT, A DISTANCE OF 108.56 FEET TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 1, BLOCK 52; THENCE S05°18'17"W, A DISTANCE OF 269 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE N84°41'41"W, ALONG SAID NORTHERLY LINE OF 8TH STREET A DISTANCE OF 79 FEET; THENCE N05°18'17"E A DISTANCE OF 70 FEET; THENCE N84°41'41"W A DISTANCE OF 130 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET AND TO THE POINT OF BEGINNING.